

FILED
GREENVILLE CO. S.C.
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

L E A S E

This Lease Agreement is made and entered into by and between Cecil M. Hendricks and Lucille K. Hendricks, hereinafter referred to as the Lessors, and S.R. Reynolds, hereinafter referred to as the Lessee:

W I T N E S S E T H

That for and in consideration of the rents reserved and the mutual covenants and agreements hereinafter contained, it is agreed as follows:

1. The Lessors do hereby grant, bargain, demise and lease unto the Lessee, and the Lessee does hereby lease, hire and accept the following described property:

One 60 foot by 40 foot building, and all equipment and fixtures located therein, a copy of which is hereto attached and incorporated into and made a part hereof by reference, together with all parking area surrounding said building, which parking area is to be shared by other tenants or lessees of the said Lessors, situate on Highway 14, Route # 2, Greer, South Carolina, to be used as a restaurant.

2. To have and to hold the above described premises, together with entrances and passageways to said property for and during the term of two (2) years, commencing on August 21st, 1972, and ending at midnight on August 20th, 1974.

3. The Lessee hereby agrees to pay unto the said Lessors during the aforesaid term of two (2) years, a rental on the following schedule, payable monthly, in advance, by the last day of each month:

Two Hundred (\$200.00) Dollars per month.

4. The Lessors hereby give the Lessee the right and option of extending said Lease for an additional period of three

(3) years upon terms and conditions ~~to be negotiated.~~ *same as above* *CMH C Y*
5. The ~~Lessee~~ *Leasor* will maintain in good repair the roof and exterior walls in a safe, sound and usable condition. The Lessors will pay all real estate taxes.

6. The Lessee shall pay all costs of lights, heat and utilities, and shall pay to the Lessors, in addition to the monthly rental above set forth, the sum of Five (\$5.00) Dollars per month for water only. The lessee shall also maintain the interior of the

(Continued on next page)

*for
CMH
S.R.*



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